



TOWN HALL  
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**AMHERST PLANNING BOARD**  
**Wednesday, April 16, 2008 – 7:00 PM**  
**Town Room, Town Hall**  
**AGENDA**

**I. MINUTES – Meeting of April 2, 2008**

**II. PUBLIC HEARINGS – ZONING AMENDMENTS**

**7:05 PM      A-16-08      Main/Dickinson/High Street Rezoning (petition)**

To see if the Town will amend the Official Zoning Map to change the zoning designation for the following parcels, all on Assessor's Map 14B:

Parcel 28 – Rezone from R-G to B-VC, contingent upon town meeting voting to authorize the Select Board to accept a restrictive covenant foregoing some uses allowed in the B-VC District;

Parcels 59 and 128 – Rezone from COM to B-VC;

Parcel 66 – Rezone from R-G to B-VC, contingent upon town meeting voting to authorize the Select Board to accept a restrictive covenant limiting future use of the property to the current use;

Parcels 129 and 234 – Rezone from COM and R-G to B-VC;

Parcel 131 – Rezone the northerly portion of the parcel excluding the portion subtended by the frontage on Railroad Street from R-G to B-VC.

**III. PUBLIC HEARING – SITE PLAN REVIEW APPLICATION**

**7:30 PM      SPR2008-00004, Amherst Enterprise Park – Andrews & LaVerdiere**

Request to construct a 12,800 sf, two-story wood frame construction office building with access drive and parking on 5.6 acres, Meadow Street. (Map 4D/Parcel 8, LI and FPC zoning districts)

**II. PUBLIC HEARINGS – ZONING AMENDMENTS (Continued)**

**8:00 PM      A-19-08      Inclusionary Zoning (Planning Board)**

To amend Sections 3.32, 4.1, 10.323, 11.230 and Article 15 to require improved accessibility and increased recreation facilities for residential developments or land uses creating five or more new dwelling units, to provide for payments in lieu of providing recreation facilities, to improve permit coordination regarding recreation, and to require a percentage of the dwelling units required under inclusionary zoning to be eligible for MGL Ch. 40B SHI listing.

**IV. APPEARANCE**

**8:15 PM      ZBA2008-00028, 740 Belchertown Road – Omnipoint Communications**

Request for a Special Permit for a wireless communication facility under  
Section 3.340.2 of the Zoning Bylaw.

**V. NEW BUSINESS**

- A. Lot Release Request - Lot 30, Linden Ridge Road, Tofino Associates, Inc.
- B. Final Warrant Review
- C. Upcoming Meeting Schedule
- D. Other

**VI. OLD BUSINESS**

**VII. FORM A (ANR) SUBDIVISION APPLICATIONS**

**VIII. UPCOMING ZBA APPLICATIONS**

**IX. UPCOMING SPP/SPR/SUB APPLICATIONS**

**X. PLANNING BOARD SUBCOMMITTEE REPORTS**

- A. Zoning
- B. Atkins Working Group

**XI. PLANNING BOARD COMMITTEE REPORTS**

- A. Pioneer Valley Planning Commission
- B. Community Preservation Act Committee
- C. Agricultural Commission
- D. Comprehensive Planning Committee
- E. Water Supply Protection Committee

**XII. REPORT OF THE CHAIR**

**XIII. REPORT OF THE DIRECTOR**

**XIV. ADJOURNMENT**